BLOCK 4 LOT 3
IN OR 2028/1778
AMELIA PARK PHASE 1 UNIT 1

CHANDONNET RAYMOND EDWARD & SHELIA WOHL
1703 PARK AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0004-0030

BUILDING CHARACTERISTICS

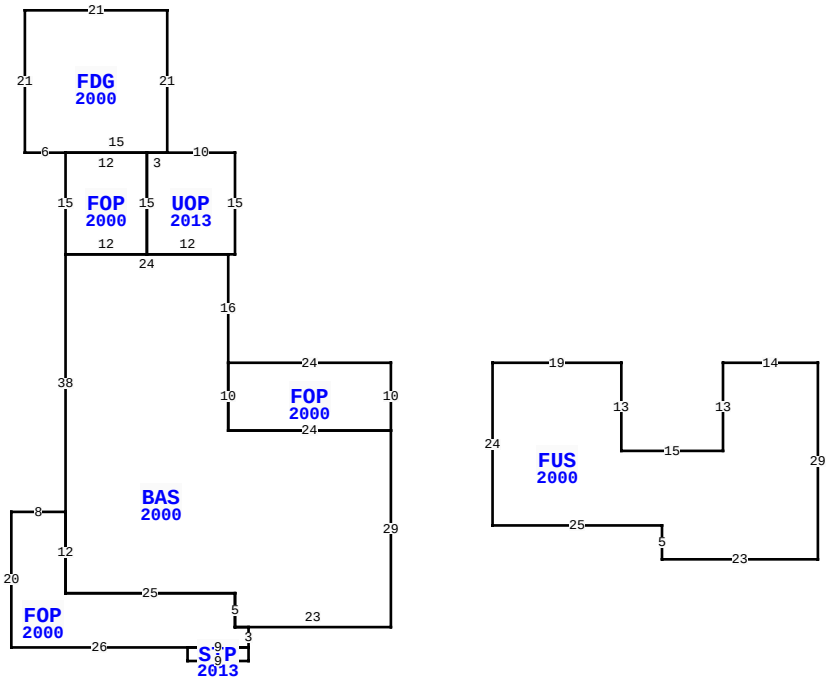
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	2000	1,891	317,357
FDG	441	60	2000	265	44,473
FOP	180	30	2000	54	9,062
FOP	240	30	2000	72	12,083
FOP	366	30	2000	110	18,461
FUS	1,072	100	2000	1,072	179,908
STP	18	10	2013	2	335
UOP	195	20	2013	39	6,545
TOTALS	4,403			3,505	588,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,505	114.8850	190.71	668,439	2000	2000	0	0	0	12.00	88.00

1 SFR CUST 100% - 2022 Heated Area: 2963 HX Base Yr 2022



1703 PARK AVE, FERNANDINA BEACH

BLD DATE	10/24/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		588,226
TOTAL MARKET OB/XF VALUE		50,162
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		988,388
SOH/AGL Deduction		230,151
ASSESSED VALUE		758,237
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		706,826
TOTAL JUST VALUE		988,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,004,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132011	SCRNRM	9,990	08/27/2013
20131741	SWIM POOL	39,950	07/24/2013
20131460	VINYLFNC	0	06/25/2013
991066	NEW CONSTR	190,418	08/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2028/1778	2/12/2016	WD	Q	I	01	520,000
GRANTOR: DUPREE JOSEPH H & XEN						
GRANTEE: CHANDONNET RAYMOND						
1861/0842	6/07/2013	WD	Q	I	01	410,000
GRANTOR: FOOTE ANDERSON M & AN						
GRANTEE: DUPREE JOSEPH H & X						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W24 BAS=[YR=2000] N16 UOP=[YR=2013] E1 N15 W10 FDG=[YR=2000] N21 W21 S21 E6 FOP=[YR=2000] S15 E12 N15 W12$ E15$ W3 S15 E12$ W24 S38 FOP=[YR=2000] W8 S20 E26 STP=[YR=2013] S2 E9 N2 W9$ E9 N3 W2 N5 W25 N12$ S12 E25 S5 E23 N29 W24 N10$ S10 E24 N10$ PTR=E15 FUS=[YR=2000] E19 S13 E15 N13 E14 S29 W23 N5 W25 N24$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0819	CONC 12"	0	100	2	6	12.00	SF	9.50	9.50	100	2000	2000	3	75	86	
3	1126	CB/STC 8"	0	100	37	2	74.00	SF	8.00	8.00	100	2001	2001	3	77	456	
5	0910	SCRN RM L	0	100	28	22	616.00	SF	15.00	15.00	100	2013	2013	3	50	4,620	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2013	2013	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 50,162

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-2	0.00	0.00	70.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	350,000							

REVIEW DATE 06/29/2023 BY TW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS